

IN RE: PETITION FOR ZONING VARIANCE *
E/S Grays Road, 3,657' +/- S *
of its intersection with *
Wise Avenue (2301 Grays Road) *
15th Election District *
7th Councilmanic District *
Grays Road Joint Venture *
Petitioner *

BEFORE THE *
ZONING COMMISSIONER *
OF BALTIMORE COUNTY *
Case No. 88-434-A *

MEMORANDUM AND ORDER

The Petitioner herein requests a variance to permit storage areas to be maintained with a crushed stone surface in lieu of the required concrete or bituminous surface, all as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by David I. Bavar, President, appeared, testified, and was represented by Attorneys John B. Howard and Judith A. Arnold. There were no Protestants.

At the onset of the hearing, the Petition for Variance was amended to request the variance pursuant to Section 409.8(D), as amended pursuant to Baltimore County Council Bill #26-88, in addition to Sections 410A.3.B.6 and 410A.3.B.7.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and therefore, the variance should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, in the opinion of the Zoning Commissioner, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of April, 1988 that the Petition for Variance to permit storage areas to be maintained with a crushed stone surface in lieu of the required concrete or bituminous surface, all as more particularly described in Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

JRH:bjs

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

April 26, 1988

John B. Howard, Attorney
Judith A. Arnold, Attorney
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
E/S Grays Road, 3,657' +/- S of its intersection with Wise Avenue
(2301 Grays Road)
15th Election District, 7th Councilmanic District
Grays Road Joint Venture - Petitioner
Case No. 88-434-A

Dear Mr. Howard & Ms. Arnold:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been Granted subject to the restriction noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:bjs

Enclosures

cc: People's Counsel

File

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 410A.3.B.6 (as implemented by Section 1X.A.2.b of the Comprehensive Manual of Development Policies) to permit storage areas to be maintained with a crushed stone surface instead of the required concrete or bituminous surface of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, following reasons: (Indicate hardship or practical difficulty)

To be established at the hearing herein.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Grays Road Joint Venture
Signature	(Type or Print Name)
Address	Signature
City and State	(Type or Print Name)
Attorney for Petitioner:	Signature
John B. Howard, Esquire	Eleventh Floor
(Type or Print Name)	One North Charles Street 727-8300
Signature	Address
210 Allegheny Avenue	Baltimore, Maryland 21201
Address	City and State
Towson, Maryland 21204	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	John B. Howard
Attorney's Telephone No.: 823-4111	Name 210 Allegheny Avenue
	Towson, Maryland 21204 823-4111
	Address

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of April, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of April, 1988, at 9:30 o'clock A.M.

ESTIMATED LENGTH OF HEARING -1/2HR. -4HR. 4HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: JRH DATE 2-3-88

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1574 Date of Posting 4/9/88
Posted for: Variance
Petitioner: Grays Road Joint Venture
Location of property: E/S Grays Rd., 3657' +/- S/Wise Ave.
2301 Grays Rd.
Location of Signs: Grays Road Joint Venture, 61' E. W. Lane, at
entrance of Baltimore County
Remarks: None
Posted by: JRH Date of return: 4/14/88
Number of Signs: 1

CERTIFICATE OF PUBLICATION

Office of

THE AVENUE NEWS

442 Eastern Blvd.
Baltimore, Md. 21221

APRIL 7, 1988

THIS IS TO CERTIFY, that the annexed advertisement of

FOR 98778 REQMM1896 TO ADVERTISE PETITION FOR ZONING VARIANCE CASE NUMBER 88-434-A ES GRAYS RD. 3657' +/- S OF INTERSECTION WISE AVE. (2301 GRAYS RD.) 15th E.D. 7th COUNCILMANIC DISTRICT. PETITIONERS: GRAYS RD. JOINT VENTURE HEARING SCHEDULED: MONDAY APRIL 25, 1988 at 10:00 am 91 lines at \$50.05

was inserted in The Avenue News a weekly newspaper

published in Baltimore County, Maryland once a week for one

successive week(s) before the 8th day of APRIL 1988

that is to say, the same was inserted in the issues of 4/7/ 1988

The Avenue Inc.

per publisher

By Debbie B. Coleman

Notice of Hearing
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland on the following:
Petition for Zoning Variance Case numbers 88-434-A ES Grays Road, 3657' +/- S of intersection Wise Avenue (2301 Grays Road) 15th Election District - 7th Councilmanic District Petitioner(s): Grays Road Joint Venture
Hearing Scheduled: Monday, April 25, 1988 at 10:00 a.m.
Variance from Section 410A.3.B.6 (as implemented by Section 1X.A.2.b of the Comprehensive Manual of Development Policies) to permit storage areas to be maintained with a crushed stone surface instead of the required concrete or bituminous surface.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received by this office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

88-434-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 1st day of February, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Grays Road Joint Venture Received by: James E. Dyer
Petitioner's Attorney: John B. Howard Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 47537

DATE 2-3-88 ACCOUNT R-01-615-000

AMOUNT \$ 102.55

RECEIVED FROM: Grays Road Joint Venture

FOR: Commercial Zoning Variance Hearing

8 8146*****100000 80488

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 50543

DATE 4/2/88 ACCOUNT R-01-615-000

AMOUNT \$ 102.55

RECEIVED FROM: Grays Road Joint Venture

FOR: Commercial Zoning Variance Hearing

8 8026*****122500 82500

VALIDATION OR SIGNATURE OF CASHIER

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., April 7, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 7, 1988

THE JEFFERSONIAN,

Susan Sander Obrecht
Publisher

\$ 37.50

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland on the following:
Petition for Zoning Variance Case number 88-434-A ES Grays Road, 3657' +/- S of intersection Wise Avenue (2301 Grays Road) 15th Election District - 7th Councilmanic District Petitioner(s): Grays Road Joint Venture
Hearing Scheduled: Monday, April 25, 1988 at 10:00 a.m.
Variance from Section 410A.3.B.6 (as implemented by Section 1X.A.2.b of the Comprehensive Manual of Development Policies) to permit storage areas to be maintained with a crushed stone surface instead of the required concrete or bituminous surface.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received by this office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
4028 Apr. 7.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Date: 4/18/88

Mr. David I. Davis
Grays Road Joint Venture
One North Charles Street, 11th Floor
Baltimore, Maryland 21201

Re: Petition for Zoning Variance
Case numbers 88-434-A
ES Grays Road, 3657' S of Intersection Wise Avenue
(231 Grays Road)
15th Election District - 7th Councilmanic District
Petitioner(s): Grays Road Joint Venture
HEARING SCHEDULED: MONDAY, APRIL 25, 1988 at 10:00 a.m.

Dear Mr. Davis:

Please be advised that 4/22/88 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:gs
cc: John D. Howard, Esq.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

MAR 04 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
Case numbers 88-434-A
ES Grays Road, 3657' S of Intersection Wise Avenue
(231 Grays Road)
15th Election District - 7th Councilmanic District
Petitioner(s): Grays Road Joint Venture
HEARING SCHEDULED: MONDAY, APRIL 25, 1988 at 10:00 a.m.

Variance from Section 410.3.B.7 and/or 410.3.B.8 (as implemented by Section 14.4.2.b of the Comprehensive Manual of Development Policies) to permit storage areas to be maintained with a crushed stone surface instead of the required concrete or bituminous surface.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
cc: Grays Road Joint Venture
John D. Howard, Esq.
File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 15, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 280 - Case No. 88-434-A
Petitioner: Grays Road Joint Venture
Petition for Zoning Variance

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. The petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

2/25/88
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 280, Zoning Advisory Committee Meeting of February 14, 1988
Property Owner: Grays Road Joint Venture
Location: ES Gray Rd 3657' S of Intersection Wise Ave. District 15
Water Supply: M&T Sewage Disposal: M&T

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation before work begins.
- () A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any chaffhammer operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the collection of waste oil must be in accordance with the State Department of the Environment.
- () Prior to raising of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.
- () Soil percolation tests, have been _____, must be _____ conducted.
() The results are valid until _____.
- () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

Others See attached comments from Bureau of Air Quality Mgmt

Karen M. Merrey
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

March 2, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comment for items number 280, 281, 282, 283 and 284.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF/pml-b

RECEIVED
MAR 9 1988
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner

Date: April 5, 1988

FROM: Director of Planning and Zoning

SUBJECT: Zoning Petition No. 88-434-A

This office has some question as to whether or not a variance can be granted to the Comprehensive Manual of Development Policies.

P. David Fields
P. David Fields
Director

PDF:JGH:dae

RECEIVED
APR 6 1988
ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

February 11, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Grays Road Joint Venture

Location: ES Gray Road, 3657' + S of Intersection of Wise Avenue

Item No.: 280 Zoning Agenda: Meeting of 2/16/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

*Proposed storage area shall be hard surface and support 50,000 lb. fire apparatus.

/31

Baltimore County
Department of Environmental Protection
& Resource Management
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
494-3733

Robert W. Sheehy
Director

Bureau of Air Quality Management
300 East Towsontown Boulevard
Towson, Maryland 21204

(301) 494-3777

February 23, 1988

Mr. J. Robert Haines, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

Comments on Zoning Advisory Committee Meeting, Item #280 are as follows:

Property Owner: Grays Road Joint Venture
Location: ES Gray Road 3657' (+ or -) S of Intersection of Wise Avenue

Existing Zoning: MH-1M
Proposed Zoning: Variance to permit storage areas to be maintained with a crushed stone surface instead of the required concrete or bituminous surface

Area: 27.22 acres
District: 15th Election District

This office recommends approval of a crusher-run in lieu of the required durable and dustless surface.

All crusher-run surfaces are to be treated in accordance with Environment Article 10.18.06.03.D1 in order to prevent particulate matter from becoming airborne. Treatment and maintenance of this surface will be on a continuing basis as necessary to control airborne particulate.

Very truly yours,

Robert C. Merrey, Jr.
Robert C. Merrey, Jr., Acting Director
Division of Support Services
Bureau of Air Quality Management

RCMjr/als

MR. WILLIAM P. EVANS, COUNCILMAN

BY THE COUNTY COUNCIL, MARCH 7, 1988

A BILL ENTITLED

AN ACT concerning

Parking

FOR the purpose of generally revising the Baltimore County Zoning Regulations
in order to adopt new provisions governing all off-street parking and
loading of vehicles in Baltimore County.

BY repealing

Sections 200.4.B., 201.4, 232A.5, 232B.6, 235A.5, 235B.6, 238A.5,

238B.6, 402.3.b., 406.2, 406A.4, 407.2.c., and 409

Baltimore County Zoning Regulations, as amended

BY adding

Section 409 - Off-Street Parking and Loading

Baltimore County Zoning Regulations, as amended

BY repealing and re-enacting, with amendments

Sections 101, 1B01.1.R.1.a.2., 1B02.2.A., 1B02.2.B., 230.13, 233.2,

256.1, 410.3.B.7, 410.A.3.B.6, and 424.1.B.

Baltimore County Zoning Regulations, as amended

WHEREAS, the Baltimore County Council has received a final report from
the Planning Board concerning the subject legislation and has held a public
hearing thereon, now, therefore

1. SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY,
2. MARYLAND that Sections 200.4.B., 201.4, 232A.5, 232B.6, 235A.5, 235B.6, 238A.5,
3. 238B.6, 402.3.b., 406.2, 406A.4, 407.2.c., and 409 of the Baltimore County
4. Zoning Regulations, as amended, be and they are hereby repealed.

5. SECTION 2. AND BE IT FURTHER ENACTED, that Section 409 be and it is
6. hereby added to the Baltimore County Zoning Regulations, as amended, to read as
7. follows:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
Strike-out indicates matter stricken from bill.
Underlining indicates amendments to bill.

GRAYS ROAD JOINT VENTURE
ES GRAYS ROAD 3657' (+ or -) SOUTH
OF INTERSECTION OF WISE AVENUE

VARIANCE TO PERMIT STORAGE AREAS TO BE
MAINTAINED WITH A CRUSHED STONE SURFACE
INSTEAD OF THE REQUIRED CONCRETE OR
BITUMINOUS SURFACE
27.22 ACRES

15TH ELECTION DISTRICT

Case No 88-434-A

Port
of
Baltimore

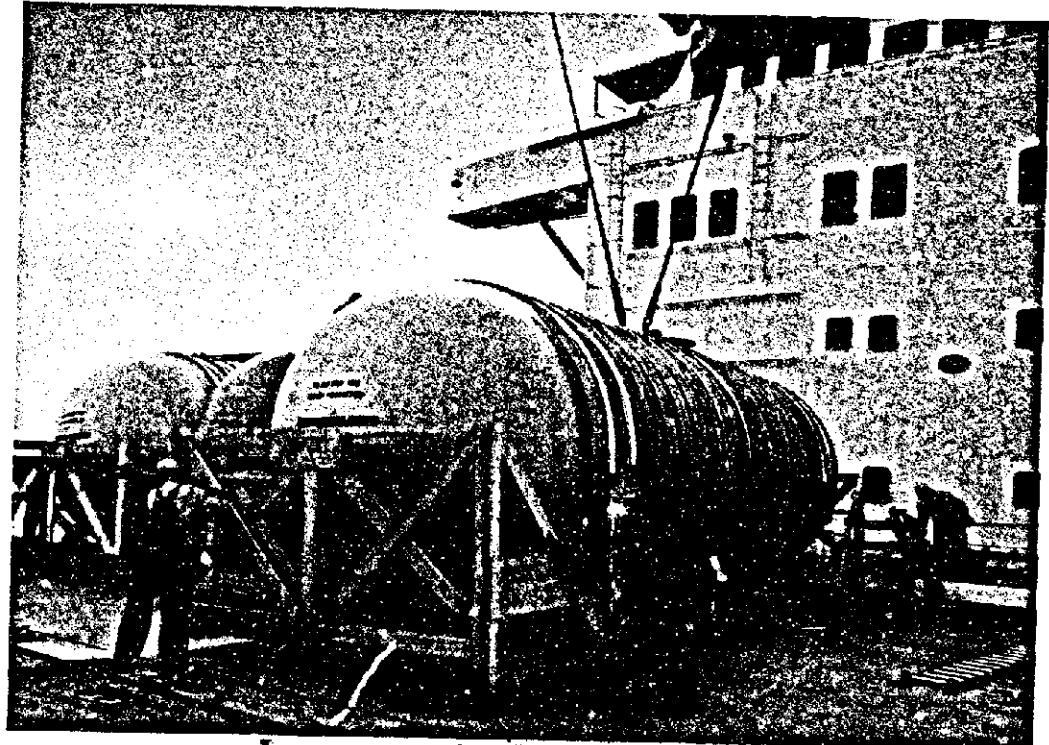
BALTIMORE MARINE TERMINALS

Marine
Packing
Company

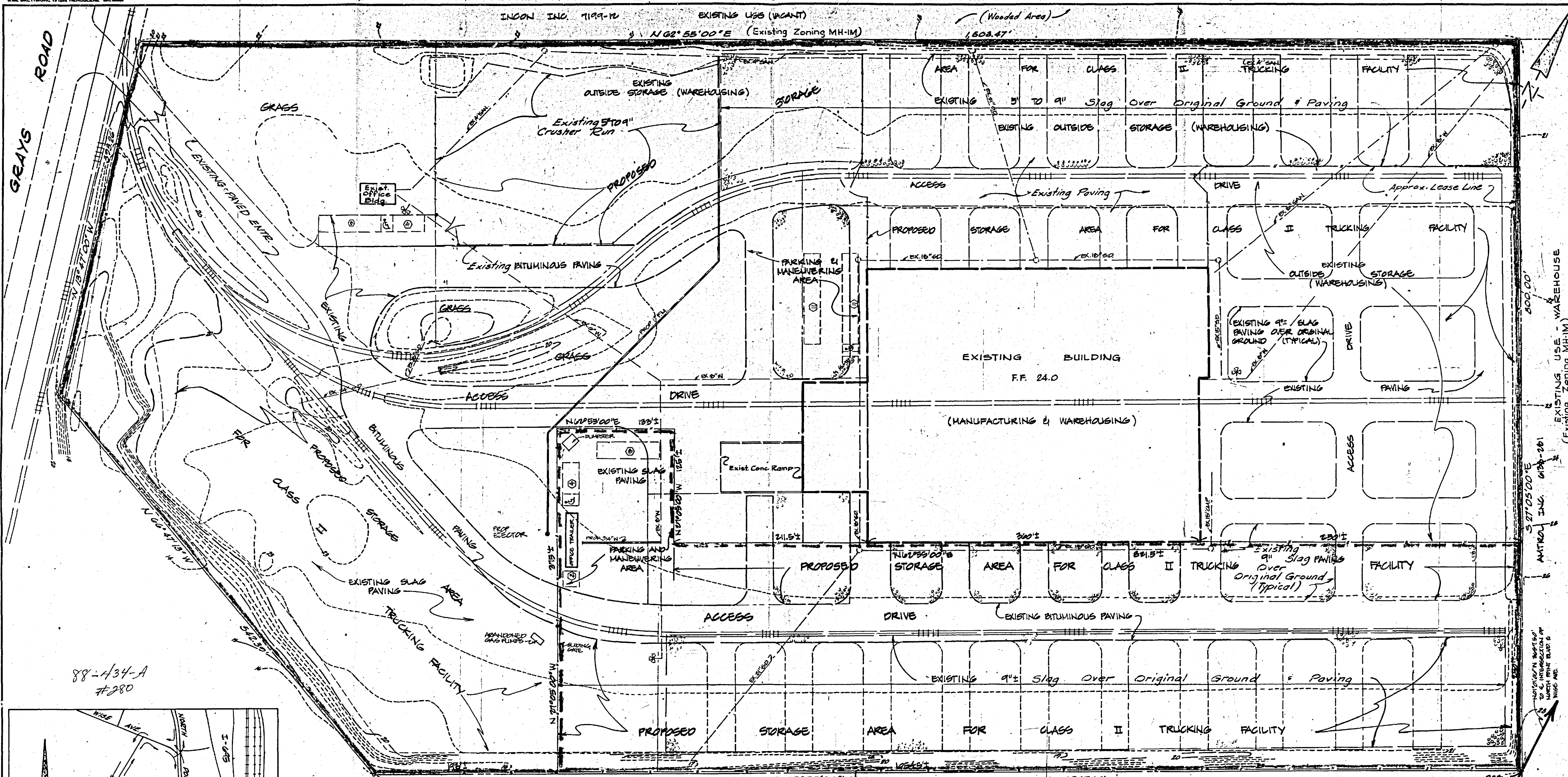
MARINE PACKING CO.

Marine Packing Company specializes in custom packing and crating for both export or domestic distribution. Our facility is in the heart of the Mid-Atlantic industrialized area yet convenient to all waterfront installations in Baltimore. It is close to the U.S. interstate highway system and accessible to the three major railroads serving the Port of Baltimore.

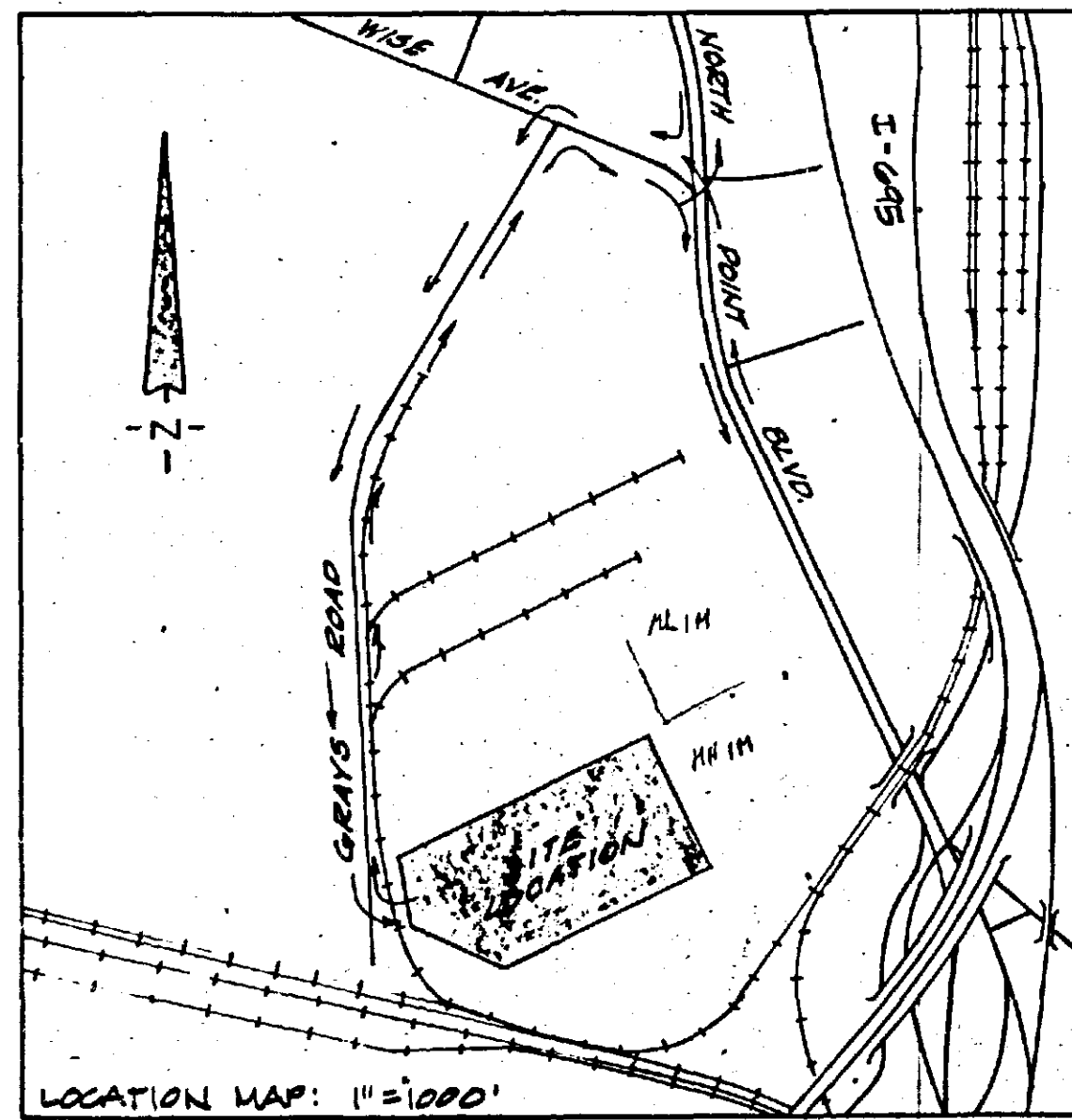
There is ample inside storage area which is covered, dry and protected by sprinkler and security systems. The building is equipped with overhead cranes and handling equipment sufficient for most heavy lift cargoes. Adjacent outside storage land is available which is totally fenced and secured.



PETITIONER'S
EXHIBIT 3



88-434-A
#280



(Existing Zoning M.H.-IM)
EXISTING USE-SCRAP YARD

PLAN
Scale: 1"=50'

VULCAN MATERIALS CO.
3991-5532 & 6224-199

LEGEND
EX. BITUMINOUS PAVING UNDER EX. 9" SLAG
EX. BITUMINOUS PAVING
EX. CHAIN LINK FENCE
LIMIT OF VARIANCE PETITION

PARKING TABULATION
TOTAL MAXIMUM EMPLOYEES = 23
PARKING REQUIRED - 23 EMP @ 1 HS/12HR = 13
PARKING PROVIDED (INCL. 4 H.A. SPACE) = 32

- GENERAL NOTES**
1. AREA OF SITE 27.22 AC.
 2. EXISTING ZONING MH-IM
 3. PRESENT USE:
VACANT, MANUFACTURING & WAREHOUSING 20.79 AC.
CLASS II TRUCKING FACILITY 6.43 AC.
 4. PROPOSED USE:
CLASS II TRUCKING FACILITY 27.22 AC.
 5. EXISTING BUILDINGS WILL BE UTILIZED FOR TRUCK TERMINAL FACILITY, MANUFACTURING AND WAREHOUSING AS REQUIRED.
 6. PUBLIC WATER AND SEWER ARE AVAILABLE.
 7. HOURS OF OPERATION = 24 HOURS.
 8. EXISTING FENCES THROUGHOUT SITE ARE A MINIMUM OF 6" HIGH.
 9. NO INCREASE IN IMPERVIOUS AREA THEREFORE NO S.W.M. FACILITIES ARE REQUIRED.
 10. NO JUNKED VEHICLES WILL BE STORED ON SITE.
 11. NO OUTSIDE STORAGE OF AUTOMOTIVE PARTS IS PERMITTED UNLESS CONCEALED FROM OFF-SITE VIEW.
 12. ACCESS OR TRAVEL ROUTE TO AND FROM THE SITE WILL BE VIA GRAYS ROAD TO WISE AVENUE TO NORTH POINT BOULEVARD.

- SITE STANDARDS**
1. NET AREA OF CLASS II TRUCKING FACILITY = 27.22 AC.
 2. LAYOUT PROVIDES FOR CONVENIENT FORWARD MOVEMENT OF VEHICLES.
 3. SITE IS SURROUNDED BY A MINIMUM 6" HIGH CHAIN LINK FENCE.
 4. ACCESS DRIVES, PARKING AND MANEUVERING AREAS WILL BE PAVED WITH A BITUMINOUS BOUND PAVEMENT OVER THE EXISTING STABLE CRUSHED SLAG BASE.

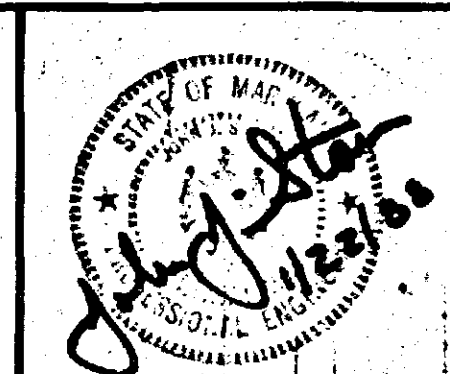
PLAN TO ACCOMPANY PETITION FOR A REQUEST FOR VARIANCE FROM SECTION 410A.3.B.6 TO PERMIT A PAVING SECTION OF CRUSHED SLAG IN THE STORAGE AREAS FOR CONTAINERS AND CHASSIS IN A CLASS II TRUCKING FACILITY.

ENGINEER'S CERTIFICATION:
THIS IS TO CERTIFY THAT BASED ON A PROGRAM OF FIELD TESTING AND INSPECTION OF THE SITE CONDUCTED IN OCTOBER, 1989, THE SUBGRADE SOILS AND DRAINAGE MATERIALS IN THE PARKING, STORAGE AND DRIVE AREAS ARE JUDGED TO BE COMPETENT TO SUPPORT HEAVY TRUCK TRAFFIC.

George W. Stephens, Jr. 1/14/90
INVESTIGATIVE TESTING & ENGINEERING, INC.

STATE OF MARYLAND
JAN 14 1990
REGISTERED PROFESSIONAL ENGINEER

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120



OWNER
MERRITT - GRAYS ROAD JOINT VENTURE
2066 LORD BALTIMORE DRIVE
BALTIMORE, MARYLAND 21201
301-218-7000

PETITIONER'S EXHIBIT 1

SITE PLAN
MERRITT - GRAYS ROAD JOINT VENTURE
2301 GRAYS ROAD
15TH ELECTION DIST.
SCALE: 1"=50'

BALTO. CO. MD.
JANUARY 10, 1990



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PETITIONER'S
EXHIBIT 2

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	NORTH POINT	S.E.
DATE OF PHOTOGRAPHY JANUARY 1986	EDGEMERE	5-H